

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		FALMOUTH RD, ARLINGTON

OWNERSHIP

Owner 1:	GRIFFITHS PAUL & PASCHA
Owner 2:	
Owner 3:	
Street 1:	7 FALMOUTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,742 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Vinyl Exterior and 4678 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11742		Sq. Ft.	Site		0	70.	0.66	4									540,582						540,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11742.000	857,600	1,500	540,600	1,399,700
Total Card	0.270	857,600	1,500	540,600	1,399,700
Total Parcel	0.270	857,600	1,500	540,600	1,399,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	299.21	/Parcel:	299.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	857,500	1500	11,742.	540,600	1,399,600	1,399,600	Year End Roll	12/18/2019
2019	101	FV	656,500	0	11,751.	540,800	1,197,300	1,197,300	Year End Roll	1/3/2019
2018	101	FV	656,500	0	11,751.	463,500	1,120,000	1,120,000	Year End Roll	12/20/2017
2017	101	FV	656,500	0	11,751.	432,600	1,089,100	1,089,100	Year End Roll	1/3/2017
2016	101	FV	656,500	0	11,751.	370,800	1,027,300	1,027,300	Year End	1/4/2016
2015	101	FV	639,100	0	11,751.	332,200	971,300	971,300	Year End Roll	12/11/2014
2014	101	FV	596,500	0	11,751.	307,500	904,000	904,000	Year End Roll	12/16/2013
2013	101	FV	596,500	0	11,751.	293,200	889,700	889,700		12/13/2012

SALES INFORMATION

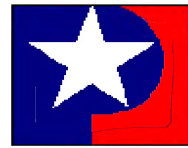
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIFFITHS PAUL	71887-403	1	11/15/2018	Portion-Asst	10	No	No		379 sqft sold to 95-2-2A see plan 927 of 2018
GRIFFITHS PAUL	71887-401	1	11/15/2018	Portion-Asst	10	No	No		671 sqft--> 95-2-8 see plan 927 of 2018
KUSHNIRSKY ALEX	63242-206		2/3/2014		1,070,000	No	No		
MATHAI JOSEPH &	49296-353		4/17/2007		807,000	No	No		
SANTINI GARY R-	30574-78		8/23/1999		590,000	No	No		
	17211-569		7/1/1986		125,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2016	137	New Wind	18,006		2/5/2016			Install 16 replace
7/12/2004	611	Re-Roof	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2018	Inspected	PH	Patrick H
11/14/2018	MEAS&NOTICE	CC	Chris C
4/17/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
7/24/2007	MLS	HC	Helen Chinal
4/12/2000	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
5/1/1992		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	62201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

***AssessPro* Patriot Properties, Inc**